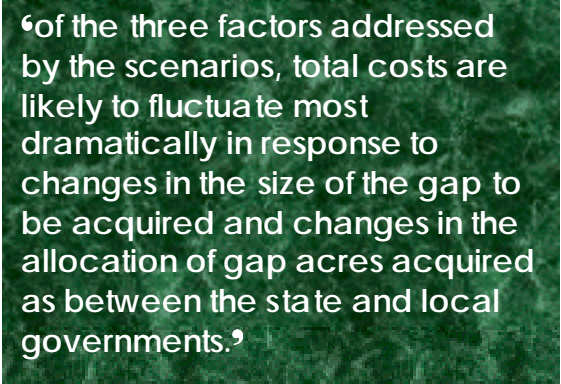


amounts and costs, attempting to vary those estimates without a clear basis for doing so, especially given the number of permutations that would be involved, would yield a much larger set of scenarios without substantially improving the quality of the information provided.

Two additional assumptions should be noted: First, it was assumed that while private land donations may increase over the next ten years, they will not likely increase enough to contribute substantially toward the acquisition of gap acres. Potential donations were not factored into the gap acre acquisition or cost-of-acquisition estimates accordingly. Second, given the purpose of this cost-estimating exercise (to identify a reasonable target level of increased annual funding for open space acquisition efforts) and given uncertainty regarding appropriate adjustment factors, the cost estimates presented here have not been adjusted to reflect inflation or discounting.

Recognizing the degree of uncertainty associated with the cost estimates presented here, even given efforts to capture the implications of that uncertainty through the use of scenarios, a sensitivity analysis was conducted to further test the likely cost implications of variations in selected factors. Specifically, three of the factors addressed by the three scenarios (i.e., size of the acquisition gap, allocation of gap acre acquisition efforts, and the level of post-acquisition costs incurred) were varied systematically to determine the effects of those changes on total estimated costs. The results of this sensitivity analysis are presented in Table 2-4. Review of these results illustrate that, of the three factors addressed by the scenarios, total costs are likely to fluctuate most dramatically

in response to changes in the size of the gap to be acquired and changes in the allocation of gap acres acquired as between the state and local governments.



‘of the three factors addressed by the scenarios, total costs are likely to fluctuate most dramatically in response to changes in the size of the gap to be acquired and changes in the allocation of gap acres acquired as between the state and local governments.’

Note again, however, that as modeled here the estimated costs resulting from increased local acquisitions in particular are driven largely by the high proportion of urban parklands that localities are acquiring currently and the relatively high dollar-per-acre costs of those acquisitions. Increased acquisition efforts by localities may not cost as much as projected here to the extent that those efforts include acquisitions of relatively less expensive rural or urban/rural fringe areas for the purpose of watershed management, water quality protection or flood hazard mitigation. The actual fluctuations in acquisition amounts and costs will not be known until better data are collected and until recently funded water-quality related acquisitions are finalized and recorded. Both of these findings highlight the need for additional efforts to collect data showing actual acquisition baseline amounts and actual acquisition costs in order to track the state’s progress toward achieving its million acre goal.